

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12397 of the Norair Realty Company, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception to continue a parking lot (Paragraph 3104.44) in the R-5-B District at the premises 1122-24 - 23rd Street, N.W., (Square 37, Lot 84).

HEARING DATE: May 24, 1977  
DECISION DATE: June 7, 1977

FINDINGS OF FACT:

1. The subject property is used as a parking lot and is located on the west side of 23rd Street between L and M Streets, N.W.
2. The parking lot is twenty-five feet wide and one-hundred and twenty-two feet deep and has fourteen spaces, located on both sides of and parallel to a center driveway.
3. The parking lot has existed on the property for ten (10) years under previous Board approvals. It was last approved under BZA Order No. 11223, dated March 15, 1973. This last approval was contingent upon certain conditions and it expired on March 15, 1977.
4. The parking lot is an interim use. However, the applicant has no plans for developing the property at this time.
5. The applicant proposes to continue operation of the parking lot. The granting of a new special exception is required to continue its operation.
6. The parking lot has row dwellings on either side of it. However, the square in which it is located has mixed uses, which include another large parking lot and the Headquarters of the Special Operations Division of the D.C. Police Department. The neighborhood in general has a substantial amount of land devoted to parking lot use at this time.

7. Vehicles enter the subject parking lot from the rear alley and exit directly onto 23rd Street.

8. The parking lot is paved and the spaces are leased monthly by employees of nearby commercial businesses for all day commuter parking. The parking lot is overseen by an attendant who also attends a neighboring parking lot.

9. The parking lot is in close proximity to the Foggy Bottom - GWU Metrorail station at 23rd and I Streets, N.W.

10. The D.C. Department of Transportation by report, dated April 26, 1977 recommended that the application be approved for a **four** (4) year period, noting that it would reevaluate any reapplication to determine the accessibility by transit of the facilities served by this parking lot.

11. The Municipal Planning Office, by report dated April 22, 1977 and by testimony presented at the hearing, recommended that the application be approved for not more than four (4) years contingent upon the same conditions as contained in the last BZA Order No. 11223. The Municipal Planning Office cited that the subject parking lot provides convenient parking to the offices and other uses in the vicinity and helps satisfy the parking needs of the area.

12. The Dupont Circle Citizens Association, by testimony, opposed the application, claiming that the neighborhood is overburdened with parking lots and that there is no reasonable need for the continuation of the subject parking lot.

#### CONCLUSIONS OF LAW AND OPINION:


Based on the above findings of fact and the record, the Board concludes that the continuance of the parking lot as constituted and approved under prior BZA Order No. 11223, is reasonably necessary and convenient to other uses in the vicinity. Based on the various Government Agency reports, the Board conclude that the parking lot has not and would not result in dangerous or otherwise objectionable traffic conditions and that the present character and future development of the neighborhood will not be affected adversely. Accordingly, it is ORDERED that the application be GRANTED for TWO YEARS subject to the conditions contained in prior BZA Order No. 11223 as follows:

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BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

  
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STEVEN E. SHER  
Executive Director

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS  
ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT  
IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS  
ORDER.

FINAL DATE OF ORDER: \_\_\_\_\_

17 AUG 1977